

# CHAPTER 1

## GENERAL PROVISIONS

CHAPTER 1  
GENERAL PROVISIONS

INDEX

Section	Topic	Page
1.1	Short Title	1.1
1.2	Jurisdiction	1.1
1.3	Purpose	1.1
1.4	Amendment and Revisions	1.1
1.5	Enforcement Responsibility	1.2
1.6	Review and Approval	1.2
1.7	Interpretation	1.2
1.8	Relationship to Other Standards	1.3
1.9	Variances	1.3
1.10	Abbreviations	1.3
1.11	Submitted Deadlines	1.4
1.12	Paving Type Preference Policy Statement	1.5
1.13	Plans Required (general)	1.5
1.14	Design Standards (general)	1.6

## CHAPTER 1-GENERAL PROVISIONS

### 1.1 SHORT TITLE

These Regulations together with all future amendments shall be known as the "Town of Bennett Roadway & Construction Standards" (hereinafter called Roadway Standards). All prior Roadway Standards are hereby repealed and replaced with these Roadway Standards.

### 1.2 JURISDICTION

These Roadway Standards shall apply to all land within the incorporated areas of the Town, except where superseded by State of Colorado (Department of Highways) jurisdiction.

### 1.3 PURPOSE

Presented in these Roadway Standards are the minimum design and technical criteria for the analysis and design of roadway facilities. All subdivisions, resubdivisions, planned developments, or any other proposed construction submitted for approval under the provisions of the Town of Bennett Subdivision Regulations (hereinafter called Regulations) shall include adequate roadway system analysis and appropriate roadway system design. Such analysis and design shall conform to the criteria set forth herein. Options to the provisions of these Roadway Standards may be, suggested by the applicant. It shall be the responsibility of the applicant to demonstrate that the options meet or exceed the minimum criteria contained herein. Policies and technical criteria not specifically addressed in this document shall follow the provisions of the American Association of State Highway and Transportation Officials "Policy on Geometric Design of Highways and Streets" (hereinafter called the Green Book) as amended, and the Standard Construction Specifications of the Colorado Department of Highways.

### 1.4 AMENDMENT AND REVISIONS

The Standards and Criteria may be amended as new technology is developed and/or experience gained, in the use of these Roadway Standards indicate a need for revision. The Town Board of Representatives (herein after called the Board), following the recommendations of the Town Engineer may consider revisions and/or amendments to these Roadway Standards. The revisions will be adopted by resolution

following public hearing thereon. The Town Engineer shall monitor the performance and effectiveness of these Roadway Standards and will recommend changes, amendments and revisions.

1.5 ENFORCEMENT RESPONSIBILITY

It shall be the duty of the Board, acting through the Town Engineer, to enforce the provisions of these Roadway Standards.

1.6 REVIEW AND APPROVAL

The Town will review all submittals for general compliance with the Specific Roadway Standards. An approval by the Town does not relieve the owner, engineer, or designer from the responsibility of insuring that the calculations, plans, specifications, construction, and as-built drawings are in compliance with the Roadway Standards as stated in the Owner's/Engineer's Certification.

1.7 INTERPRETATION

In the interpretation and application of the provisions of the Roadway Standards, the following shall govern:

1.7.1 In its interpretation and application, the provisions shall be regarded as the minimum requirements for the protection of the public health, safety, comfort, morals, convenience, prosperity, and welfare of the residents of the Town. These Roadway Standards shall, therefore be regarded as remedial and shall be liberally constructed to further its underlying purpose.

1.7.2 Whenever a provision of these Design Standards or any provisions in any law, ordinance, resolution, rule, or regulation of any kind, contain any restriction covering any of the same subject matter whichever standards are more restrictive or impose higher standards or requirements shall govern.

1.7.3 These Roadway Design and Construction Standards shall not modify or alter any road construction

plans which have been filed with and accepted by the Town Engineer prior to the effective date of this resolution. This exception shall be subject to the conditions and limitations under which said plans were accepted by the Town Engineer.

#### 1.8 Relationship To Other Standards

Since the Town is the approval authority for land changes, these Roadway Standards, which stipulate certain minimum conditions for land use changes, shall apply. If special districts impose more stringent standards, this difference is not considered a conflict. The more stringent standard shall apply. If State or Federal Government imposes more stringent standards, criteria, or requirements, these shall be incorporated into this document after the due process and public hearing(s) required to modify the Roadway Standards.

#### 1.9 VARIANCES

Variances from these Roadway Standards will be considered on a case-by-case basis in accordance with procedures in the Roadway Standards. See specific details on variance procedures in Section 3.2

#### 1.10 ABBREVIATIONS

As used in these Roadway Standards, the following abbreviations shall apply:

AASHTO            American Society of State Highway and  
Transportation Officials

AASHTO "green"   A policy on Geometric Design of Highways and  
Streets, 1984. American Association of State  
Highway and Transportation Officials.

ASTM             American Society of Testing Materials.

TBTTB            The Town Board of Trustees for the Town of Bennett

CDOH             Colorado Department of Highways

ROW              Right-of-way

BSDDTC	Bennett/Storm Drainage Design and Technical Criteria
UDFCD	Urban Drainage and Flood Control District
USDCM	Urban Storm Drainage Criteria Manual (UDFCD)
USGS	United States Geological Survey

#### 1.11 SUBMITTAL DEADLINES

##### Summary:

The Town does not have a review process with fixed deadlines for public hearings. Rather, a submittal is reviewed, discussed at a staff review meeting, review comments are returned to the applicant, and after a correct submittal is made, reviewed, and found to be complete and correct, hearing dates are set for Planning Commission and Town Council.

##### Initial Project Review:

A complete submittal must be received no later than noon on Friday, two (2) weeks and three (3) days before a staff review meeting. All reviewers are allowed a minimum of two (2) weeks for their review. The initial review process therefore takes a minimum of twelve (12) working days. The review will conclude with discussion of the proposal at the review meeting. The Town's written review comments will be available within the next few days, depending on the staff workload.

##### Assignment to Agendas and Hearing Notices:

Assignment to a Planning Commission agenda and/or scheduling of hearings occurs when all corrected materials are submitted and reviewed and all of the review comments have been addressed and resolved. In most cases, the request will proceed from the Planning Commission directly to the next eligible Town Council meeting. The Planning Commission meets on the last Monday of each month. Town Board meetings are on the second and fourth Tuesday of each month. A request can not go from the Planning Commission to the

Town Board in the same week.

We schedule the hearings and furnish the public notice for both the Planning Commission and the Town Board meetings at the same time. However, the Planning Commission meeting date is the critical date for submittals of corrected materials. For all applications that require a hearing notice to be published in the newspaper, submittal of corrected materials must be made no later than 10:00 a.m., on Monday, four (4) weeks prior to the desired Planning Commission meeting date. For any application that includes a Preliminary Plat, or for any Final Plat or Final Plat PD Site Plan, submittal of corrected materials must be made no later than 10:00 a.m., Monday three (3) weeks prior to the desired Planning Commission meeting date.

#### 1.12 PAVING TYPE PREFERENCE POLICY STATEMENT

On pertaining projects and unless otherwise specified or waived, the Town of Bennett strongly favors concrete paving over asphalt for its interior road system. On applicable projects the Town will therefore request a minimum of two (2) alternative concrete paving bids.

If one or both of the concrete paving bids does not exceed the asphalt paving bid(s) by more than 15% (fifteen percent), concrete paving shall become mandatory.

A Developer may also request exception from an engineered road paving thickness design, for asphalt and concrete, based on a soils data report.

If such an exception is granted, the minimum thickness for both the asphalt and the concrete paving shall not be less than 6" (six inches).

#### 1.13 PLANS REQUIRED

Any road or other facility constructed in the Town ROW shall have construction plans submitted and approved in accordance with the pertaining Sections and Standards of these Regulations. No Construction Permit shall be issued for construction of new road or extension of existing utilities without prior review and approval of the construction plans

by the Town. Permits are required in all cases.

#### 1.14 DESIGN STANDARDS

- 1.14.1 All works in connection with the facility authorization by the Construction Permit shall be done in a neat and workmanlike manner to the satisfaction of the Town. The details of construction of the same shall conform to the requirements in effect at the time of permit issuance.
- 1.14.2 All utilities including water, sanitary sewer and storm sewer shall be stubbed out to the ROW at all locations that are planned for future tie-ins. Other reasonable stub-outs may be requested by the Town based on sound engineering judgment and knowledge of adjacent development.
- 1.14.3 All manhole lids, utility access covers and range box access covers shall be depressed 1/4" to 1/2" below the adjacent finished street surface.
- 1.14.4 During initial construction, Utility companies shall install all utilities within a Schedule 40 PVC sleeve across all public streets to accommodate future repairs without street cuts. Sleeves shall be installed at a minimum depth of 42" to the top of the pipe from the top of the curb. Sleeve location shall be determined on a case-by-case basis.

A minimum of six (6) additional 4" PVC sleeves on arterials, and a minimum of four (4) additional 4" PVC sleeves on collectors, shall be required to be installed by the Developer at all street intersections along both sides of all collectors and arterials, and at intersections of local streets where there is a utility corridor. Any intersection along a collector or arterial, which may warrant signalization, shall have additional sleeves (as described above) installed across all streets at the intersection.